

004.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,022,200 / 1,022,200

APPRAISED: 1,022,200 / 1,022,200

USE VALUE: 1,022,200 / 1,022,200

ASSESSED: 1,022,200 / 1,022,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
102-104		VARNUM ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: PAN MEI

Owner 2: \_\_\_\_\_

Owner 3: \_\_\_\_\_

Street 1: 254 BELMONT ST

Street 2: \_\_\_\_\_

Twn/City: QUINCY

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: N

Postal: 02169 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: PERLATONDO SALVATORE--ETAL -

Owner 2: PERLATONDO MARY J -

Street 1: 104 VARNUM STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,977 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2811 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4977		Sq. Ft.	Site		0	80.	1.14	1									455,447						455,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4977.000		566,800				455,400		1,022,200							
Total Card							0.114		566,800				455,400		1,022,200		Entered Lot Size					
Total Parcel							0.114		566,800				455,400		1,022,200		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		363.61		/Parcel: 363.6				Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										004.0-0005-0008.0		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time
2020	104	FV	567,000	0	4,977.	455,400	1,022,400	1,022,400	Year End Roll	12/18/2019			
2019	104	FV	423,200	0	4,977.	483,900	907,100	907,100	Year End Roll		12/13/2019		
2018	104	FV	423,200	0	4,977.	353,000	776,200	776,200	Year End Roll		12/20/2017		
2017	104	FV	316,300	0	4,977.	307,400	623,700	623,700	Year End Roll		1/3/2017		
2016	104	FV	316,300	0	4,977.	261,900	578,200	578,200	Year End		1/4/2016		
2015	104	FV	281,800	0	4,977.	256,200	538,000	538,000	Year End Roll		12/11/2014		
2014	104	FV	281,800	0	4,977.	210,600	492,400	492,400	Year End Roll		12/16/2013		
2013	104	FV	293,200	0	4,977.	200,400	493,600	493,600			12/13/2012		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERLATONDO SALV	68335-521		11/2/2016		800,000	No	No	Mary J Perlatondo d.o.d 3/31/2014 bk 68335 pg	
	16207-565		6/1/1985		70,000	No	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/1/2017	218		5,000	C					8/26/2017	MEAS&NOTICE	HS	Hanne S
3/1/2017	218	Heat App	5,000						8/22/2017	Measured	DGM	D Mann
3/1/2017	219	Heat App	5,000	C					8/22/2017	Permit Visit	DGM	D Mann
12/19/2016	2187	Inter Fi	30,000	O					1/23/2009	Meas/Inspect	294	PATRIOT
12/19/2016	2188	Redo Kit	20,000	O				Kitchen & bath bot	9/20/1999	Meas/Inspect	264	PATRIOT
									8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

